



Zoning Committee

REQUEST	Current Zoning: INST(CD) (institutional, conditional) Proposed Zoning: R-4 (single family residential)
LOCATION	Approximately 1.39 acres located on the southwest corner of Eastfield Road and Arbor Creek Drive. Council District 4 - Phipps
PETITIONER	JDSI, LLC

ZONING COMMITTEE ACTION VOTE	The Zoning Committee vote 7-0 to recommend APPROVAL of this petition. Motion/Second: Majeed / Nelson Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan Nays: None Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION	Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. There was no further discussion of this petition.
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ZONING COMMITTEE STATEMENT OF CONSISTENCY	The Zoning Committee voted 7-0 (motion by Majeed Seconded by Nelson) to adopt the following statement of consistency: The proposed rezoning is consistent with the <i>Prosperity Hucks Area Plan</i> , based on the information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none">• The petition is consistent with the adopted land use for the site of residential up to four dwelling units per acre, as per the <i>Prosperity Hucks Area Plan</i>. Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because: <ul style="list-style-type: none">• The petition is consistent with the adopted land use for the site of residential up to four dwelling units per acre; and• The current Inst (CD) (institutional, conditional) zoning for the site is for a daycare facility, which was never constructed; and• The site backs up to single family parcels and is accessible from Eastfield Road; and• The proposed R-4 (single family) zoning is consistent with the surrounding residential zoning districts in the area which include R-3 (single family residential), MX-2 (mixed use district), and R-9PUD (residential, planner unit development).
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Planner	Claire Lyte-Graham (704) 336-3782
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